

Final Environmental Impact Report/Environmental Impact Statement
Potrero HOPE SF Master Plan
San Francisco, CA

NEPA Lead Agency: San Francisco Mayor's Office of Housing and Community Development

CEQA Lead Agency: City and County of San Francisco

In accordance with National Environmental Policy Act (NEPA) (42 USC §4321 et seq.), the Council on Environmental Quality (CEQ) Regulations for Implementing NEPA (40 CFR Parts 1500-1508) and HUD regulations for Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities (24 CFR Part 58), the Mayor's Office of Community Development (MOHCD), in cooperation with the San Francisco Planning Department, announce the availability of the joint Final Environmental Impact Report/Environmental Impact Statement (Final EIR/EIS) for the Potrero HOPE SF Master Plan Project.. The Final EIR/EIS comprises the Draft EIR/EIS together with the Responses to Comments Document. For purposes of NEPA, MOHCD is the Federal Responsible Entity acting under authority of Section 104(g) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(g)), Section 288 of the HOME Investment Partnerships Act (42 U.S.C.12838), Section 26 of the United States Housing Act of 1937 (42 U.S.C. 1437x) and HUD's regulations at 24 CFR Part 58 for redevelopment of the Potrero Terrace and Potrero Annex public housing sites in the Potrero Hill neighborhood of San Francisco as part of the HOPE SF development program. The City and County of San Francisco is the lead agency for the purposes of the California Environmental Quality Act (CEQA).

The Proposed Action is the approval by HUD of funding and development agreements associated with redevelopment of the Project site with affordable housing. Funds will be used to demolish 620 public housing units and develop housing for a range of income levels for a total up to 1,700 new units on the Project site. The purpose of the Proposed Project is to revitalize the distressed Potrero Housing Development as part of the HOPE SF program and add additional affordable housing options in the City of San Francisco. The Proposed Project would include, but not be limited to, new vehicle connections, new pedestrian connections, a new street and block layout, new transit stops, and new water, wastewater, and storm water infrastructure. In addition, the Proposed Project would incorporate green construction and sustainable principles, retail, community facilities, and open space. The Proposed Project would be developed in three non-overlapping phases over at least a 10-year period. A portion of the Project site, Block X, would need a zoning amendment from P to RM-2 to be consistent with the Potrero Annex and Potrero Terrace areas of the Project site. The existing height and bulk designation of the Project site would need to be amended through a Height and Map Amendment to allow buildings above 40 feet. The activities proposed comprise a project for which an EIR/EIS was prepared and which would lead to significant unavoidable impacts related to transportation and circulation and air quality. The EIR/EIS discusses the purposes and need for the Proposed Project and identifies and evaluates three alternatives: Alternative 1 – Reduced Development Alternative; Alternative 2 – Housing Replacement Alternative; and Alternative 3 – No Project Alternative.

Decision Process: The Final EIR/EIS is released for public comment on October 22, 2015. The comment period will be 30 days, ending November 22, 2015. All public comments will be taken into consideration; and any changes to the preferred alternative will be described in an erratum, which will be attached to the Record of Decision.

Any individual, group, or agency may submit written comments on the Final EIR/EIS to: Eugene T. Flannery, Environmental Compliance Manager, MOHCD, 1 South Van Ness Avenue, 5th Floor, San Francisco, CA 94103; (415) 701-5598. All comments received by 5:00 PM on November 22, 2015 will be considered by MOHCD.

The Final EIR/EIS is available for viewing on the MOHCD website at <http://sf-moh.org/index.aspx?page=1367> It is also available on the San Francisco Planning Department Website at <http://www.sf-planning.org/sfceqadocs> . The complete ERR is also available for viewing at the Mayor's Office of Housing and Community Development at the address listed above.